

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

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Matthew Allison, Vice Chair  
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Adam R. Burney  
Land Use Director

## Minutes Public Hearing Town Meeting Warrant Article April 11, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:35 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

The Public Hearing was to hear and discuss an amendment to the Protective Bylaw of the Town of Lunenburg by deleting under Section 2.0. Definitions, Subsection 2.1.1.16. and replacing it with a new Subsection 2.1.1.16., Farming and Agriculture; deleting Section 4.0. Use Regulations, Subsection 4.1.3.b) and replacing it with a new 4.1.3.b); and delete Section 5.0. Dimensional Regulations, Subsection 5.1.2.1.e) in its entirety.

The Planning Board was hearing this Zoning Article on behalf of the Agricultural Commission.

Article \_\_\_\_\_

To see if the Town will vote to amend the following Town of Lunenburg Protective Bylaw sections as follows (changes are bolded italic): Under Section 2.0 DEFINITIONS, 2.1.1.16 Farming and Agriculture a) Farm: A parcel of land as defined by M.G.L. Ch. 40A § 3, used for commercial production of agricultural products, livestock, (including the keeping of horses), poultry, dairy products, viticulture, horticulture and floriculture. It includes necessary farm structures and the storage of equipment used. b) Agriculture: Farming as defined by M.G.L. 128 Ch. §1A and Under Section 4.0 USE REGULATIONS, Remove entire wording in 4.1.3 b) and replace with 4.1.3. b) Farming as defined in Section 2.0 Definitions, 2.1.1.16 Farming and Agriculture and Under Section 5.0 DIMENSIONAL REGULATIONS, 5.1.2.1. Lot Area, Width, Shape and Frontage, remove the following entire section: (e) In case of a farm exempted from the provisions of the zoning by Statute, the minimum lot area, width and frontage requirements shall be in addition to the five acres as required under Massachusetts General Law Chapter 40A, Section 3 and Chapter 61A. (Submitted by Agricultural Commission)

As no member of the Agricultural Commission was on hand to present the Article, Board member M. Allison provided a summarization. This change to the Protective Bylaw of the Town of Lunenburg will bring those noted sections consistent with the state's 2010 decision to reduce the minimum acreage required for a farm down to parcels of two or more acres under MGL Ch 128 as long as it produces a minimum of \$1,000/ acre/ year.

Motion to close Hearing, K. Chenis, Second, M. Allison, all aye.

Hearing closed 8:02 PM

Documents used at meeting:  
Warrant article